

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

THURSDAY, December 17, 2020 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Joe Stachkunas, Lawrence Tolmich, Dave Umgelder, Ryan Pender, and K. Lee Tirpak

HOMEOWNERS PRESENT: 4

AGENDA

1. CALL TO ORDER- **NOTE: CHAIRPERSON OF MEETING MUST ADVISE ALL NON-BOARD MEMBER ATTENDEES THAT ALL QUESTIONS WILL BE HEARD FROM THE FLOOR, AND IF POSSIBLE ADDRESSED, AT THE END OF THE REGULAR MEETING, WHEN *OPEN FORUM* IS ANNOUNCED BY CHAIRPERSON.**
2. APPROVAL OF MINUTES
3. FINANCIAL REPORT
4. ASSOCIATION FEE STATUS REPORT
5. ARCHITECTURAL REPORT
6. OLD BUSINESS
7. NEW BUSINESS
8. COMPLAINTS/VIOLATIONS OF COVENANTS
9. OPEN FLOOR/MEMBERS FORUM
10. ADJOURN

CALL TO ORDER

Joe S., President, called meeting to order at 7:03 PM

APPROVAL OF MINUTES

October minutes will be presented at the January meeting

FINANCIAL REPORT

Reviewed November 30, 2020 financial report presented by R.

- Balance of operating account: \$80,977.24
- Balance of cash reserves account: \$133,090.43
- Accounts Receivable: \$13,452.47
- Total Assets: \$232,835.60
- Total Liabilities: \$168,411.87
- Operating Fund Balance: \$64,423.73

Motion to Accept Financial Report: RJ L./Laurence T. 2nd

Carried: 6/0

ASSOCIATION FEE STATUS REPORT

- \$13,177.47 owed as of September 30th currently 90 days past due
- 3 accounts past due = \$11,157.47
- 10 home owners were charged late fees which are to be waived = \$250
- Outstanding dues: 3 homeowners: payment plan being set up for 1 and a second to pay off at end of December.

Motion to Approve Association Fee Status Report: RJ L./Laurence T 2nd

Carried: 6/0

ARCHITECTURAL REPORT

- All submitted Architectural Reports were brought to the meeting for review.
- 4 open requests were completed at this meeting. (2 fence, 1 new roof, 1 shutters)

Motion to Approve Architectural Report: Laurence T./Dave U 2nd

Carried: 6/0

OLD BUSINESS

1. Tennis Court light has to come down due to no site plan or wind test. A new light will be installed after getting county approval. We are past due with complying with the County's request. RJ will take care of the situation.
2. Bylaw review on Signs, flags: needs to be reviewed and possibly amended to have some signs and some flags – with architectural approval form can be submitted now.
3. Park Rules – current signage is sunrise to sunset; some residents want to change so people can play on the tennis courts; Joe would like to amend the rule and signage; Joe encouraged homeowners who want it opened beyond sunset should send an email and those concerned about later play to send an email with that concern – to be reviewed at a later date.

Motion to accept Old Business Report: Dave U/ RJ L 2nd

Carried: 6/0

NEW BUSINESS

1. Proposal for the front entrance – no longer plant flowers to reduce the amount of water used. (Iguanas ate the west side flowers) – or separate the irrigation for the front entrance – proposal to add grass and bushes rather than flowers. RJ will discuss options with landscaper/irrigation vendor and bring to January Meeting.
2. Budget: No need to raise Dues; \$80,977 operating fund remain at end of the year. Discussion to move these funds to reserve. Ryan recommended using some of the balance for next year's expenses and move \$30,000 to reserves. Ryan will send Proposed budget to board members' tomorrow.

Motion to accept New Business: RJ L./Dave U 2nd

Carried: 6/0

COMPLAINTS/VIOLATIONS OF COVENANTS

- RJ L. Sent out violation letters since 1/1/2020:
 - 30 drive way sidewalk violations – and completed;
 - 2 driveways (1 to be completed);
 - 6 sign violations; all in compliance
 - 2 burning yard waste in back yard- both in compliance;
 - 1 trailer parked in driveway overnight- corrected;
 - 1 commercial vehicle overnight – homeowner moved;
- New boat in homeowner driveway this week and painter truck in homeowner drive way. RJ will follow up this week.

Motion to approve Complaints and Violations of Covenant Report: Dave U. /Laurence T.

Carried: 6/0

OPEN FLOOR/MEMBERS FORUM

- RJ – requested that when homeowners come to this part of the meeting, they should pose their question/concern and President will address or assign a person on the Board to address. Respect each other!
- Home Owner inquired of their submitted Architectural request – Fence approved
- **Annual Meeting on January 13th at 6:30 PM at the park according to RJ and Bylaws.** Elections of Officers will occur. Homeowners are invited to attend.
- Sara F and Matt Schmidt have resigned from the Board.

- Homeowner agreed with changing the times on the Park Signage. This can be adjusted by the Board without homeowner input. (hours originally set due to illegal activity at the park and residents not using the tennis courts) Recommend putting a timer on one of the lights to go off at the time of shut down.
- Cleaning of the Erika Palms – who is responsible for maintenance. Lee will contact the county and ask if code enforcement sited Silver Leaf for cleaning.
- Dogs have been seen in neighborhood off leash. Homeowners were reminded that **All dogs need to be on the leash when they are off the owner's property – as written in County Ordinance Chapter 4, Section 4.4** – Various homeowners known to allow their dogs to roam off leash were identified and RJ will send violation letters to these homeowners.

ADJOURNMENT

7:46 PM – Motion made to adjourn meeting by Joe S. and seconded by Dave

Motion carried: 6/0

Respectfully Submitted by: *K. Lee Tirpak*, K. Lee Tirpak

Secretary, Woodland Creek Homeowners Association Board

7425 woodland creek

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